



# TYPE III APPLICATION - 2019 (QUASI-JUDICIAL REVIEW)

File #: ANX 21-0001

**TYPES – PLEASE CHECK ONE:**

☒ **Annexation**  
☐ **Comprehensive Plan Amendment (site specific)**  
☐ **Zoning Amendment (site specific)**  
☐ **Historic Landmark Modification/alteration**

☐ **Conditional Use Permit**  
☐ **Type III Major Modification**  
☐ **Planned Unit Development**  
☐ **Other: (Explain)**

**APPLICANT INFORMATION:**

APPLICANT: Daniel Danicic

ADDRESS: PO Box 1042 Newberg Or 97132

EMAIL ADDRESS: djd.ylds@gmail.com

PHONE: \_\_\_\_\_ MOBILE: 503-476-7702

FAX: \_\_\_\_\_

OWNER (if different from above): Doug Peterson - PCH Properties LLC

PHONE: 503-939-7873

ADDRESS: 311 N. Meridian St Newberg OR 97132

ENGINEER/SURVEYOR: Daniel Danicic, PE Yamhill Land Development Services LLC

PHONE: 503-476-7702

ADDRESS: \_\_\_\_\_

**GENERAL INFORMATION:**

PROJECT NAME: 700 NE Camelia Drive Annexation PROJECT LOCATION: 700 NE Camelia Dr

PROJECT DESCRIPTION/USE: Single Family Residence

MAP/TAX LOT NO. (i.e. 3200AB-400): 3207AA-00600 ZONE: VLDR1 SITE SIZE: 0.41 SQ. FT. ☐ ACRE ☐

COMP PLAN DESIGNATION: LDR1 TOPOGRAPHY: Sloping to west

CURRENT USE: Single Family Residence

SURROUNDING USES:

NORTH: Yamhill County VLDR1

SOUTH: Yamhill County VLDR1

EAST: Yamhill County VLDR1

WEST: Newberg R1

**SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED**

General Checklist: ☐ Fees ☐ Public Notice Information ☐ Current Title Report ☐ Written Criteria Response ☐ Owner Signature

For detailed checklists, applicable criteria for the written criteria response, and number of copies per application type, turn to:

Annexation .....p. 15  
Comprehensive Plan / Zoning Map Amendment (site specific) .....p. 19  
Conditional Use Permit .....p. 21  
Historic Landmark Modification/Alteration .....p. 23  
Planned Unit Development .....p. 26

The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief. Tentative plans must substantially conform to all standards, regulations, and procedures officially adopted by the City of Newberg. All owners must sign the application or submit letters of consent. Incomplete or missing information may delay the approval process.

  
Applicant Signature

12/23/20

Date

  
Owner Signature

12/23/20

Date

Daniel Danicic, PE

Print Name

Doug Peterson

Print Name

Attachments: General Information, Fee Schedule, Noticing Procedures, Planning Commission Schedule, Criteria, Checklists

Z:\FORMS\PLANNING APPLICATIONS\Type III Application

**RECEIVED**  
**DEC 30 2020**  
Initial: \_\_\_\_\_



# Cash Register Receipt

City of Newberg

**Receipt Number**  
**R8459**

DESCRIPTION	ACCOUNT	QTY	PAID
ProjectTRAK			\$2,735.67
ANX21-0001 Address: 700 NE Camelia Dr APN:			\$2,735.67
TECHNOLOGY FEE			\$130.27
TECHNOLOGY FEE	01-0000-341006	0	\$130.27
TYPE III			\$2,605.40
ANNEXATION	01-0000-341003	0	\$2,605.40
TOTAL FEES PAID BY RECEIPT:R8459			\$2,735.67

Date Paid: Wednesday, December 30, 2020

Paid By: Doug Peterson, PCH Properties

Cashier: MF

Pay Method: OTC CARD 002

## ANNEXATION CONSENT

TO THE HONORABLE MAYOR AND COUNCIL OF THE CITY OF NEWBERG, OREGON:

The undersigned Doug Petersen

being the sole owner of the real premises described in Exhibit A attached hereto and incorporated by reference herein, and generally known as (address) 700 Camellia Dr and (tax lot) 3207AA-00600, does hereby consent to the annexation of such territory above described to the City of Newberg, Oregon.

The undersigned does hereby respectfully petition that the real premises described in Exhibit A be annexed to the City of Newberg, Oregon, in the manner provided by the laws of the State of Oregon and the Charter and Ordinances of the City of Newberg, Oregon.

This consent is binding upon the heirs, successors, and assigns of the above listed property.

In construing this consent, the singular includes the plural as circumstances may require.

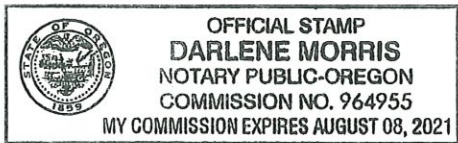
IN WITNESS WHEREOF, Petitioner has caused these presents to be executed this 24<sup>th</sup> day of December, 20 20

STATE OF Oregon, County of Yamhill ss 12-24-20  
Month / day / year

Personally appeared the above named Doug Petersen

and acknowledged the foregoing instrument to be signed voluntary act and deed.

Before me:



Notary Public for Oregon  
My commission expires 8-8-2021

WAIVER OF EXPIRATION OF ANNEXATION CONSENT

WHEREAS: The undersigned Doug Petersen

\_\_\_\_\_ as  
owner(s) of certain property have signed a consent to annex that property to the City of Newberg, Oregon, which  
consent is attached; and

WHEREAS: ORS 222.173 provides that "only statements of consent to annexation which are filed within any one-  
year period shall be effective, unless separate written agreement waiving the one-year period or prescribing some  
other period of time has been entered into between an owner of land or an elector and the city."; and

WHEREAS: The owner(s) desire that this consent to annex be valid until the property is annexed.

NOW, THEREFORE:

The undersigned do hereby request that the attached consent to annex be valid until the property is annexed to the  
City of Newberg, Oregon.

In construing this consent, the singular includes the plural as circumstances may require.

IN WITNESS WHEREOF, Petitioner has caused these presents to be executed this 24<sup>th</sup> day  
of December, 20 20

STATE OF Orege, County of Yamhill ss 12-24-20  
month/day/year

Personally appeared the above named Doug Petersen

and acknowledged the foregoing instrument to be Signe voluntary act and deed.

Before me:

[Signature]

Notary Public for:

Oregon

My commission expires:

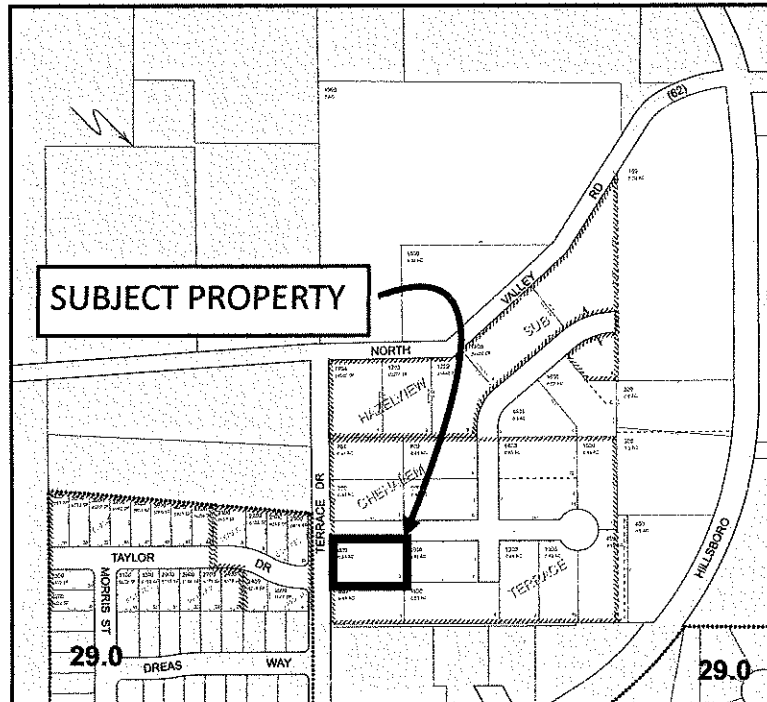
8-8-2021



**CRITERIA RESPONSE**



# 700 Camellia Drive Annexation Application Narrative



**Applicant:** PCH Properties LLC  
311 N Meridian St. Newberg, OR 97132

**Tax Lots:** Tax Lot R3207AA00600

## General Land Use Plan

**Site Size:** 0.41 acres

<b>Zoning:</b>	<b>Current</b>	County VLDR-1
	<b>Newberg Comp Plan</b>	LDR
	<b>Proposed</b>	R1

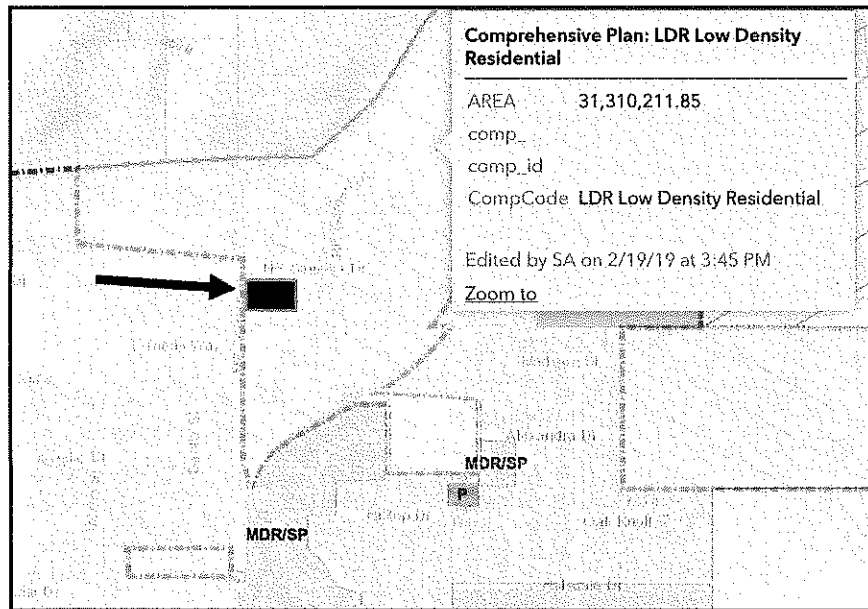
**Proposal:** Single Family Residential Subdivision

**Proposed Lot Size:** 5,000sf minimum

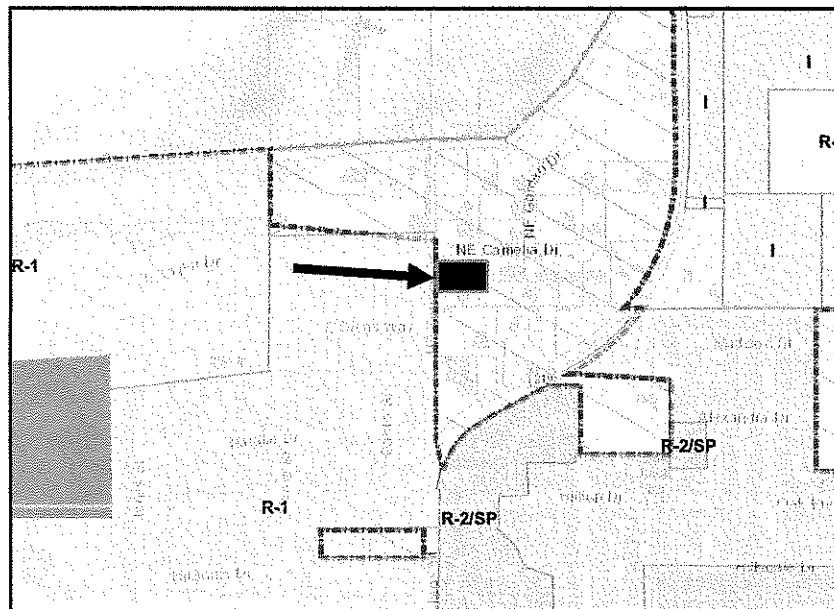
**Expected Maximum Density:** 1 unit

**Natural Features:** No significant natural features such as waterways, mature tree stands or wildlife corridors.

# 700 Camellia Drive Annexation Application Narrative

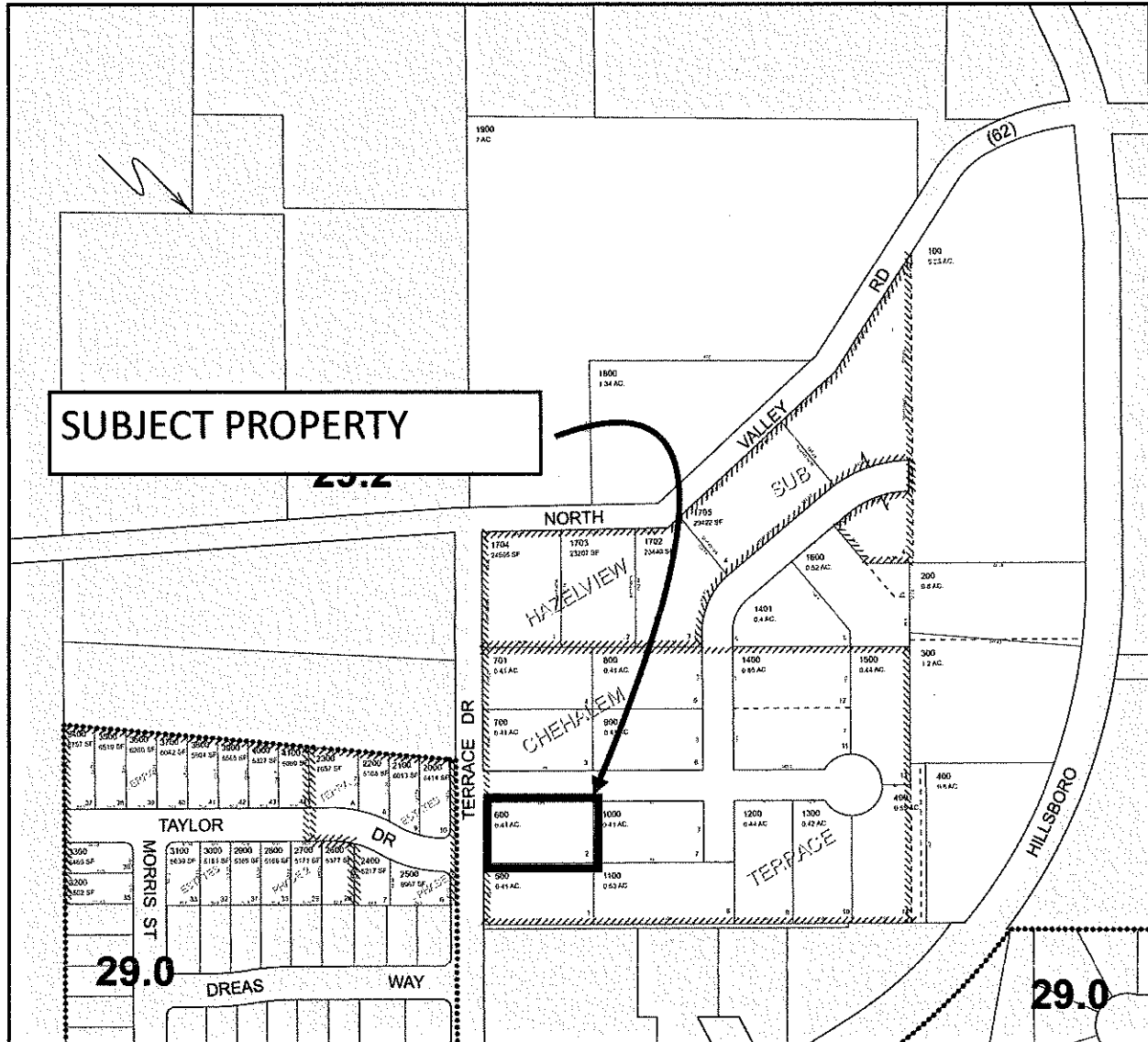


## NEWBERG COMP PLAN DESIGNATION



## NEWBERG ZONING MAP

# 700 Camellia Drive Annexation Application Narrative



TAX LOT MAP 3207aa



# 700 Camellia Drive Annexation Application Narrative

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## **ANNEXATION REQUEST AND FINDINGS**

The following is the applicants' statement regarding the annexation criteria (Newberg Code 15.250.030) for annexation of approximately 0.41 acres of territory (Yamhill County Tax Lot R3207AA00600) that is south of North Valley Rd and east of Terrace Drive in Newberg Oregon.

The subject property is currently zoned VLDR-1 (Very Low Density Residential-1 acre minimum) and designated "LDR" (Low Density Residential on the Newberg Comprehensive Plan Map.

There is a single family residence located on the site. The applicant is not proposing any further development of the property but rather is in need of City sewer connection as the septic has failed on the property.

The proposal provides for orderly growth of the City limits and will allow public and private services to be available to the resident of the annexed territory. No new service districts are proposed.

The Urban Growth Boundary is not proposed for expansion. The annexation will provide adequate land for residential development to meet the City's demand for urban development in an orderly, efficient and timely manner.

The subject property is adjacent to City limits on the western property line.

New private utilities will be provided with under grounding of electrical, gas, telephone and cable lines.

It is timely to process the annexation of the subject property now, as it no longer has a viable septic system and needs to connect to City services. Refer to attached Hardship Connection Request for details and County support for a sanitary sewer connection.

### **General Land Use Plan:**

The proposed annexation does not change the current developed density of the adjacent lands as the majority of the rural residential land is fully developed. There are no significant natural features, open space, significant stands of mature trees, wildlife corridors or watercourses on the subject property.

### **Development Concept Statement:**

The applicant is not proposing further development on the site because the existing home as sited prevents further development.

### **Public Facilities Financing Statement:**

The applicant will provide the necessary funding for any public improvements needed to serve the site.

### **Positive/Negative Effects Statement**

The proposed annexation/zone change will have a positive impact on the economy of the City of Newberg. The annexation will allow the property to add a utility customer and increase property tax revenues to the City. This development will not increase the traffic in the area.

# 700 Camellia Drive Annexation Application Narrative

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## ANNEXATION CRITERIA:

(A) The proposed use for the site complies with the Newberg comprehensive plan and with the designation on the Newberg comprehensive plan map. If the redesignation of the plan map is requested concurrent with annexation, the uses allowed under the proposed designation must comply with the Newberg Comprehensive Plan.

Response - The applicant is proposing a City designation of R1 which is consistent with the Comprehensive Plan designation of LDR.

## II. Goals and Policies.

### A. Citizen Involvement

The City's adopted Comprehensive Plan General Development Goal and Policies, and its adopted zone code, implement the Statewide Citizen Involvement Goal. This application will be reviewed according to the public review process established by the City of Newberg. The City's Plan is acknowledged to be in compliance with this Goal. Notice of the proposal will be provided to property owners and public agencies. The published notice will identify the applicable criteria. A public hearing to consider the request will be held, along with voter approval. Through the notification and public hearing process all interested parties are afforded the opportunity to review the application, comment on the proposal, attend the public hearing, and participate in the decision.

These procedures meet the requirements of this Goal for citizen involvement in the land use planning process.

### B. Land-Use Planning

The City's adopted Comprehensive Plan implements the Statewide Land Use Planning Goal. The City's Comprehensive Plan is acknowledged to be in compliance with the Statewide Planning Goals. This proposal is made under the goals, policies and procedures of the Newberg Comprehensive Plan and its implementing ordinance. A description of the proposal in relation to the intent of the Plan, its applicable goals and policies, the annexation criteria is part of this review. Facts and evidence have been provided that support the annexation. For these reasons, the proposal conforms to the land use planning process established by this Goal.

### E. Air, Water, and Land Resource Quality

The City's adopted Comprehensive Plan Growth Management, Scenic and Historic Areas, Natural Resources and Hazards, Commercial, Industrial and Transportation Goals and Policies along with adopted facilities plans implement this Goal.

Development is required to meet applicable State and Federal requirements for air and water quality. The proposal to redevelop is reviewed by the City and any applicable outside agencies for impacts on environment and compliance to applicable standards and regulations. Development is required to meet applicable water, sewer, and storm drainage system master plan requirements. Upon redevelopment, the City is responsible for assuring that wastewater discharges are treated to meet the applicable standards for environmental quality.

## 700 Camellia Drive Annexation Application Narrative

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The proposed site is outside the noise contours of the air traffic, and that the facility will nevertheless utilize building materials that mitigate such noise, if any.

Considering the location of the site within the city, the availability of public facilities to provide water, sewage disposal and storm drainage services, and the surrounding transportation system, the proposal will have no significant impacts to the quality of the air, water or land.

### G. Open Space, Scenic, Natural Historic and Recreational Resources

The City's adopted General Development, Scenic and Historic Areas, Natural Resources and Hazards Goals and Policies address the Statewide Goal. According to City map there are no mapped wetlands and a waterway on the subject property.

### H. The Economy and I. Housing

The proposed annexation will have a positive impact on the economy and housing of the City of Newberg. There is a high demand for single family homes right now.

### K. Transportation

The City's adopted Comprehensive Plan Transportation Goal and Policies implements the Statewide Transportation Goal by encouraging a safe, convenient and economic transportation system. The major streets are in place due to previous development.

The attached letter prepared by Yamhill Land Development Services dated December 12, 2020 addressed the Transportation Planning Rule. Their analysis concludes that the proposed annexation of the parcel will generate traffic volumes consistent with the Comprehensive Plan and the anticipated zoning of the area.

A traffic study has not been submitted as the trip generation for the already developed parcel is a one single-family house with 1 trip during the p.m. peak hour which less than the 40 trip criteria to trigger a traffic impact study.

As the lot will not be further developed the function of the transportation system will be maintained at acceptable standards and not have a negative impact on the neighborhood or existing street system.

For these reasons the requirements of this Goal are met.

### L. Public Facilities and Services

The City's adopted Comprehensive Plan Growth Management, residential, and Transportation Goal and Policies and adopted Stormwater and Water Master Plans implement the Statewide Public Facilities and Services Goal by requiring development to be served by public services. The proposal is for revitalized urban development in an area where future extensions of those services can be provided in the most feasible, efficient and economical manner. The City's capital improvement program and its minimum code standards for public facilities provide a means for improving and updating public facilities systems (water and sewer). All necessary and appropriate public services and facilities essential for development are already available to this property at levels that are adequate to serve the proposed use.

## 700 Camellia Drive Annexation Application Narrative

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The City maintains an infrastructure of public services that includes sewer, water, and storm drainage facilities. The City will specify any needed changes to the existing service levels at the time building permits are requested.

City water lines exist in Terrace Drive, while the lot is connected to a private water district which in turn it connected to the city water system. Stormwater will be collected and conveyed in existing city and county draining systems. Sanitary sewer can be provided via a new lateral service connection the to the City owned sanitary sewer system in Terrace Drive.

Traffic from this site uses the existing street network. No new street improvements are required.

The Newberg School District provides public education facilities. The education district's master plan provides for growth in the district and has options to meet the demand. The education district reviews the population factors to determine planning, funding and locating new schools or providing additional facilities on the sites of existing schools.

Other private service providers currently supply garbage, telephone, television, postal and internet services.

The proposed annexation is in compliance with the applicable Goals and Policies in the Comprehensive Plan.

### (B) Urban Services

As stated above, the proposal is for revitalized urban development in an area where future extensions of those services can be provided in the most feasible, efficient and economical manner. The City's capital improvement program and its minimum code standards for public facilities provide a means for improving and updating public facilities systems (water and sewer). All necessary and appropriate public services and facilities essential for development are already available to this property at levels that are adequate to serve the proposed use.

The City maintains an infrastructure of public services that includes sewer, water, and storm drainage facilities. The City will specify any needed changes to the existing service levels at the time building permits are requested.

City water lines exist in Terrace Drive, while the lot is connected to a private water district which in turn it connected to the city water system. Stormwater will be collected and conveyed in existing city and county draining systems. Sanitary sewer can be provided via a new lateral service connection the to the City owned sanitary sewer system in Terrace Drive.

Traffic from this site uses the existing street network. No new street improvements are required

### (C) Police, Fire, Parks, and School Facilities

The Newberg School District provides public education facilities. The education district's master plan provides for growth in the district and has options to meet the demand. The education district reviews the population factors to determine planning, funding

## 700 Camellia Drive Annexation Application Narrative

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and locating new schools or providing additional facilities on the sites of existing schools.

Other private service providers supply garbage, telephone, television, postal and internet services as needed by the development. The required public services and facilities to serve new development will be determined by the City at the time development permits are requested.

This concludes the applicants' summary addressing the requirements of the code for annexation and zone change amendment. If you have any questions or need additional information, please call our office at 971-998-7507.

# 700 Camellia Drive Annexation

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## **CURRENT TITLE REPORT**





**First American**

**First American Title Insurance Company**

825 NE Evans Street  
McMinnville, OR 97128  
Phn - (503)376-7363  
Fax - (866)800-7294

Order No.: 1032-3299676  
August 22, 2019

**FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:**

**KEELEY DRISCOLL**, Escrow Officer/Closer

Phone: (503)538-7361 - Fax: (866)800-7290 - Email: kdriscoll@firstam.com  
First American Title Insurance Company  
515 E Hancock, Newberg, OR 97132

**FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:**

**Clayton Carter**, Title Officer

Phone: (503)376-7363 - Fax: (866)800-7294 - Email: ctcarter@firstam.com

**Preliminary Title Report**

**County Tax Roll Situs Address:** 3916 NE Terrace Drive, Newberg, OR 97132

2006 ALTA Owners Standard Coverage	Liability \$	330,000.00	Premium \$	1,010.00
2006 ALTA Owners Extended Coverage	Liability \$		Premium \$	
2006 ALTA Lenders Standard Coverage	Liability \$		Premium \$	
2006 ALTA Lenders Extended Coverage	Liability \$		Premium \$	
Endorsement 9.10, 22 & 8.1			Premium \$	
Govt Service Charge			Cost \$	20.00
Other			Cost \$	

We are prepared to issue Title Insurance Policy or Policies of First American Title Insurance Company, a Nebraska Corporation in the form and amount shown above, insuring title to the following described land:

Lot 2, CHEHALEM TERRACE SUBDIVISION, in Yamhill County, Oregon.

and as of August 20, 2019 at 8:00 a.m., title to the fee simple estate is vested in:

Michael R. Sturdevant, Trustee of the Michael Sturdevant Living Trust by Agreement dated October 14, 2008

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and the following:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

**The exceptions to coverage 1-5 inclusive as set forth above will remain on any subsequently issued Standard Coverage Title Insurance Policy.**

**In order to remove these exceptions to coverage in the issuance of an Extended Coverage Policy the following items are required to be furnished to the Company; additional exceptions to coverage may be added upon review of such information:**

- A. Survey or alternative acceptable to the company
  - B. Affidavit regarding possession
  - C. Proof that there is no new construction or remodeling of any improvement located on the premises. In the event of new construction or remodeling the following is required:
    - i. Satisfactory evidence that no construction liens will be filed; or
    - ii. Adequate security to protect against actual or potential construction liens;
    - iii. Payment of additional premiums as required by the Industry Rate Filing approved by the Insurance Division of the State of Oregon
6. Water rights, claims to water or title to water, whether or not such rights are a matter of public record.
  7. Taxes for the fiscal year 2019-2020 a lien due, but not yet payable.
  8. City liens, if any, of the City of Newberg.
- Note: There are no liens as of August 20, 2019. All outstanding utility and user fees are not liens and therefore are excluded from coverage.
9. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
  10. Easement, including terms and provisions contained therein:  
Recording Information: May 01, 1952 in Book 165, Page 493, Deed Records  
From: Laurence F. Skene and wife  
To: James D. Gainer and wife  
For: utility and drainage

11. Covenants, conditions, restrictions and/or easements; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, family status, or national origin to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes:  
Recording Information: July 02, 1953 in Book 170, Page 296, Deed Records

Modification and/or amendment by instrument:

Recording Information: September 23, 2009 as Instrument No. 200915360, Deed and Mortgage Records

12. In order to insure a transaction involving the herein named trust, we will need to be provided a Certification of Trust pursuant to ORS 130.800 through ORS 130.910.

- END OF EXCEPTIONS -

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report: NONE

NOTE: Taxes for the year 2018-2019 PAID IN FULL

Tax Amount: \$3,534.34  
Map No.: R3207AA 00600  
Property ID: 24841  
Tax Code No.: 29.2

Situs Address as disclosed on Yamhill County Tax Roll:

3916 NE Terrace Drive, Newberg, OR 97132

**THANK YOU FOR CHOOSING FIRST AMERICAN TITLE!**  
**WE KNOW YOU HAVE A CHOICE!**

**RECORDING INFORMATION**

Filing Address: **Yamhill County**  
777 Commercial Street SE, Suite 100  
Salem, OR 97301

Recording Fees: \$ **81.00** for the first page  
\$ **5.00** for each additional page

cc: PCH Properties, LLC  
cc: Estate of Michael Sturdevant  
cc: Kelly Hagglund, The Kelly Group Real Estate  
215 North Blaine Street, Newberg, OR 97132  
cc: Christian Petersen, Willcuts Company Realtors  
500 East Hancock Street, Newberg, OR 97132



## First American Title Insurance Company

### SCHEDULE OF EXCLUSIONS FROM COVERAGE

#### ALTA LOAN POLICY (06/17/06)

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

#### ALTA OWNER'S POLICY (06/17/06)

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risks 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

### SCHEDULE OF STANDARD EXCEPTIONS

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

NOTE: A SPECIMEN COPY OF THE POLICY FORM (OR FORMS) WILL BE FURNISHED UPON REQUEST

TI 149 Rev. 7-22-08



## First American Title

### Privacy Information

#### We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

#### Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

#### Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

#### Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

#### Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

#### Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

#### Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

#### Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

#### Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

[FirstAm.com](http://FirstAm.com) uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

#### Fair Information Values

**Fairness** We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

**Public Record** We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

**Use** We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

**Accuracy** We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

**Education** We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

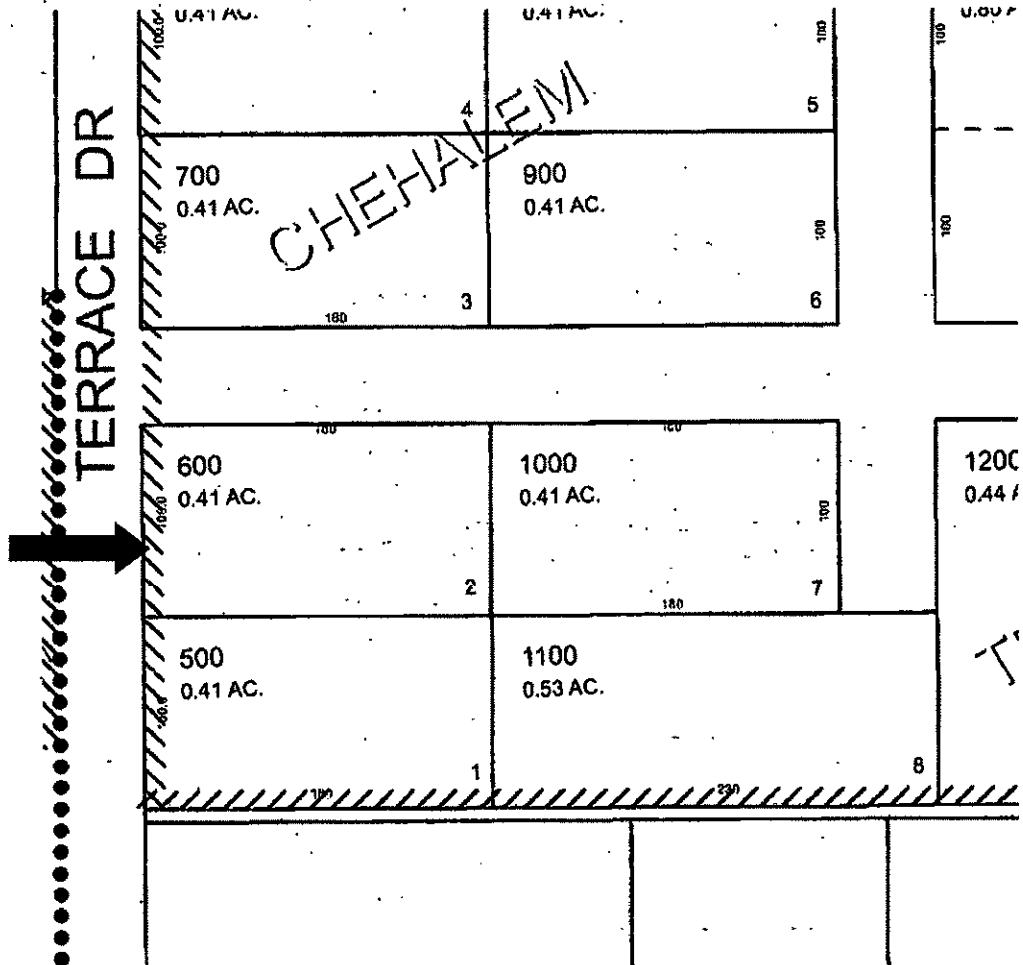
**Security** We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.



First American



This map is furnished for illustration and to assist in property location. The company assumes no liability for any variation in dimensions by location ascertainable by actual survey





# **700 Camellia Drive Annexation**

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## **ANNEXATION CONSENT FORMS**

### **MEASURE 49 WAIVER**

## ANNEXATION CONSENT

TO THE HONORABLE MAYOR AND COUNCIL OF THE CITY OF NEWBERG, OREGON:

The undersigned Doug Petersen

being the sole owner of the real premises described in Exhibit A attached hereto and incorporated by reference herein, and generally known as (address) 700 Camellia Dr and (tax lot) 3207AA-00600, does hereby consent to the annexation of such territory above described to the City of Newberg, Oregon.

The undersigned does hereby respectfully petition that the real premises described in Exhibit A be annexed to the City of Newberg, Oregon, in the manner provided by the laws of the State of Oregon and the Charter and Ordinances of the City of Newberg, Oregon.

This consent is binding upon the heirs, successors, and assigns of the above listed property.

In construing this consent, the singular includes the plural as circumstances may require.

IN WITNESS WHEREOF, Petitioner has caused these presents to be executed this 24<sup>th</sup> day of December, 20 20

[Signature]

STATE OF Oregon, County of Yamhill ss 12-24-20  
Month / day / year

Personally appeared the above named Doug Petersen

and acknowledged the foregoing instrument to be Signed voluntary act and deed.

Before me:

Notary Public for Oregon  
My commission expires 8-8-2021



# WAIVER OF EXPIRATION OF ANNEXATION CONSENT

WHEREAS: The undersigned Doug Petersen

\_\_\_\_\_ as  
owner(s) of certain property have signed a consent to annex that property to the City of Newberg, Oregon, which  
consent is attached; and

WHEREAS: ORS 222.173 provides that "only statements of consent to annexation which are filed within any one-  
year period shall be effective, unless separate written agreement waiving the one-year period or prescribing some  
other period of time has been entered into between an owner of land or an elector and the city."; and

WHEREAS: The owner(s) desire that this consent to annex be valid until the property is annexed.

NOW, THEREFORE:

The undersigned do hereby request that the attached consent to annex be valid until the property is annexed to the  
City of Newberg, Oregon.

In construing this consent, the singular includes the plural as circumstances may require.

IN WITNESS WHEREOF, Petitioner has caused these presents to be executed this 24<sup>th</sup> day  
of December, 2020

STATE OF Oregon, County of Yamhill ss 12-24-20  
month/day/year

Personally appeared the above named Doug Petersen

and acknowledged the foregoing instrument to be Signed voluntary act and deed.

Before me:

[Signature]

Notary Public for:

Oregon

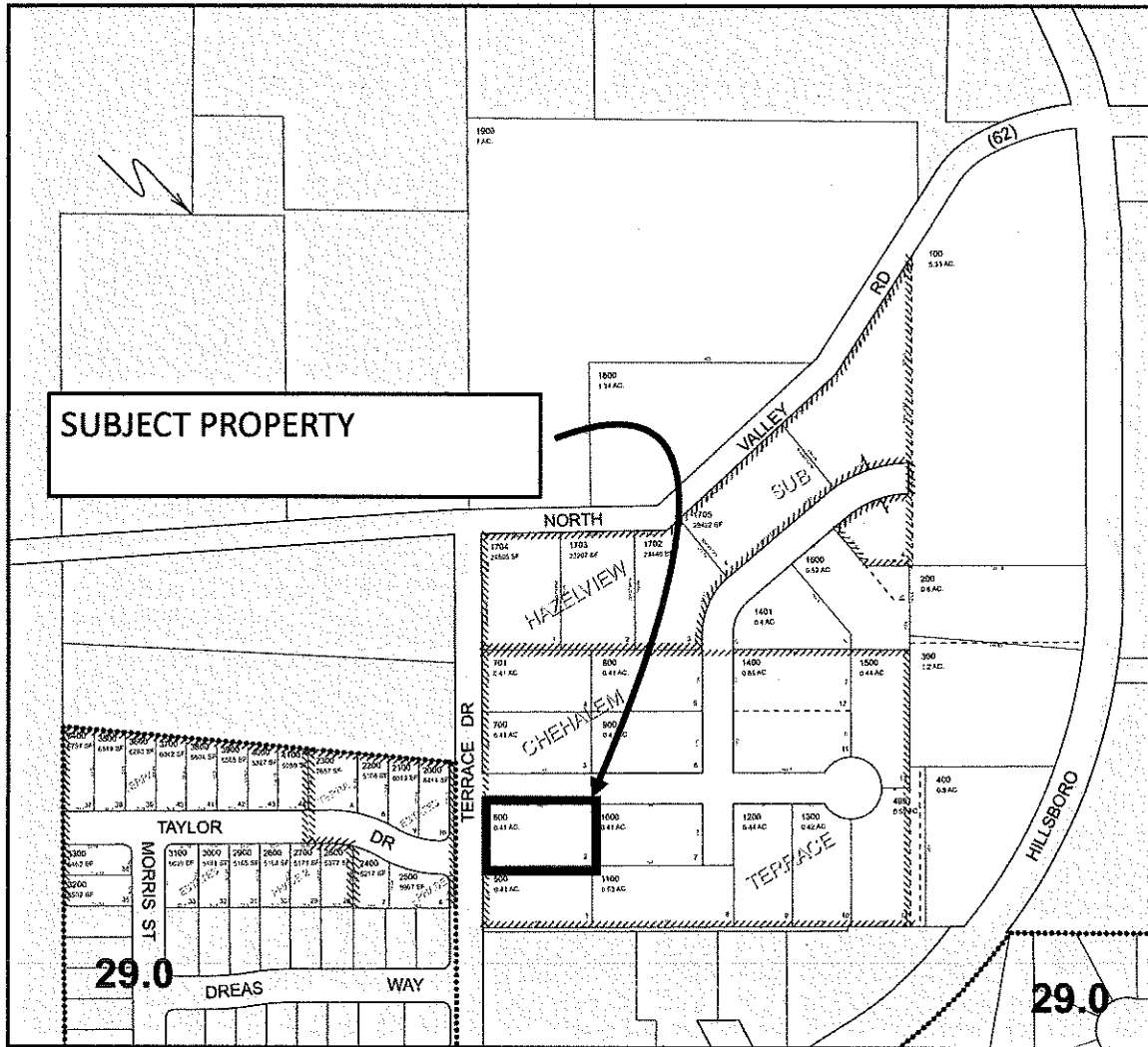
My commission expires:

8-8-2021



# 700 Camellia Drive Annexation

## MAP AND LEGAL DESCRIPTION OF PROPERTY





After recording return to:  
PCH Properties, LLC  
311 N. Meridian Street  
Newberg, OR 97132

Until a change is requested all tax  
statements shall be sent to the  
following address:

PCH Properties, LLC  
311 N. Meridian Street  
Newberg, OR 97132

File No.: 1032-3299676 (kd)  
Date: August 14, 2019

THIS SPACE RESERVED FOR RECORDER'S USE

Yamhill County Official Records **201912941**  
**DMR-DDMR**  
Stn=2 MILLSA **09/12/2019 10:32:00 AM**  
2Pgs \$10.00 \$11.00 \$5.00 \$60.00 **\$86.00**

I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify  
that the instrument identified herein was recorded in the Clerk  
records.

Brian Van Bergen - County Clerk

### STATUTORY WARRANTY DEED

**Todd D. Sturdevant, Successor of the Michael Sturdevant Living Trust by Agreement dated October 14, 2008**, Grantor, conveys and warrants to **PCH Properties, LLC, an Oregon limited liability company**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Yamhill, State of Oregon, described as follows:

**Lot 2, CHEHALEM TERRACE SUBDIVISION, in Yamhill County, Oregon.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2019-2020 Taxes**, a lien not yet payable.

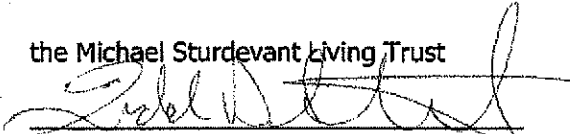
The true consideration for this conveyance is **\$330,000.00**. (Here comply with requirements of ORS 93.030)

FIRST AMERICAN 3299676

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 9 day of September, 2019.

the Michael Sturdevant Living Trust

  
Todd D. Sturdevant, Successor Trustee

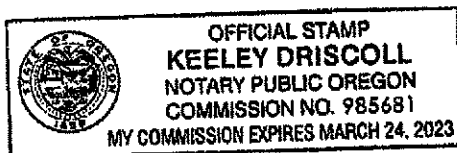
STATE OF Oregon )  
County of Yamhill ) ss.

This instrument was acknowledged before me on this 9 day of September, 2019  
by ~~as of the Michael Sturdevant Living Trust, on behalf of the~~

^  
Todd D. Sturdevant,  
Successor Trustee



Notary Public for Oregon  
My commission expires: 3/24/23





**TRANSPORTATION PLANNING RULE MEMO**

YAMHILL LAND DEVELOPMENT SERVICES LLC  
LAND USE \* CIVIL \* TRANSPORTATION

---

**TRANSPORTATION PLANNING RULE ANALYSIS**

RE: 700 NE Camelia Drive Newberg, Oregon  
Comp Plan Amendment and Zone Change

**Introduction**

The intent of this letter is to address the Transportation Planning Rule (TPR) aspects of your application to change the Comprehensive Plan Map designation and zoning of tax lot 600 of tax map 3207-AA in Yamhill County, Oregon. The 0.41 acre site is located at 700 NE Camelia Drive Newberg, OR 97132. It should be noted that the site address was formerly 3916 NE Terrace Drive Newberg, OR 97132.

The proposed Comp Plan Amendment will change the property designation from county designated Very Low Density Residential (VLDR) to city designated Low Density Residential (LDR). When an Oregon city or county considers changing the zoning or the comprehensive plan map designation of a parcel, it is required to determine that no "significant effect" will occur to the transportation system as a result of the change.

The Transportation Planning Rule (TPR) was adopted in Oregon to provide direction and order to development of streets and roads in Oregon. The rule limits making changes to zoning and comprehensive plan maps that would "significantly" affect the existing transportation system and the one being planned for the future in cities and in the state. Generally, cities and traffic engineers use the ITE Trip Generation Manual to estimate the trip generation of a variety of uses.

The TPR compares the traffic that a site could generate in the existing zoning to the traffic it could generate in the proposed zone, using high trip generating uses. In this instance, the zoning does not change as both the county and city comprehensive plans are for low density residential development. In addition the property is already fully developed and cannot further subdivided under city R-1 zoning. The net effect is with the requested zoning amendment there will be no increase in traffic volumes.

It is my opinion the comprehensive plan map and the zoning designation can be changed to R1 and will have no significant effect on the transportation system in Yamhill County.



Daniel J Danicic, PE



**HARDSHIP SANITARY SEWER CONNECTION MEMO**

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# Sanitary Sewer Hardship Connection Request

October 26, 2020

Applicant: PCH Properties LLC  
311 N Meridian St.  
Newberg, OR 97132

Prepared by: Daniel Danicic, PE  
Yamhill Land Development Services LLC

Property Description Tax Lot R3207AA00600  
700 NE Camelia Drive (Formerly 3916 NE Terrace Drive)  
Newberg, OR 97132

## PROJECT OVERVIEW

The property at 700 NE Camelia Drive (formerly 3916 NE Terrace Drive) is located within the Newberg UGB and adjacent to city limits. Water service is provided by the Chehalem Terrace Water Company which obtains its water from the city potable system.

The existing septic system on the property has failed. Attempts to rehabilitate the septic system and drain field have failed. A licensed contractor inspected the system and has determined that a replacement system is not feasible. It is also the opinion of the Yamhill County Sanitarian that the desired solution is to connect to the City of Newberg sanitary sewer system. Copies of correspondence with the contractor and Sanitarian are below.

There is a public sanitary sewer line along the west property frontage in NE Terrace Drive with sufficient depth to serve this property.

This is in the best interest of the community and the environment as this will eliminate a potential source of wastewater discharge from a failed system.

## REQUEST

The applicant requests approval from the City of Newberg to connect to the public sanitary sewer system.

Please let us know if additional information is needed by the city to make a determination.

The map displays a grid of lots with various numbers. A specific lot, 3.918, is highlighted with a black rectangle. An arrow points from the text 'PROPERTY LOCATION' to this highlighted lot. The map also shows several streets, including 'P. Finner's Way' and 'N. C. Campbell Dr.'. Other lot numbers visible include 345, 357, 369, 408, 421, 433, 500, 531, 533, 608, 621, 633, 641, 623, 391, 328, 610, 3.941, 3.942, 3.943, 3.944, 3.945, 3.946, 3.947, 3.948, 3.949, 3.950, 3.951, 3.952, 3.953, 3.954, 3.955, 3.956, 3.957, 3.958, 3.959, 3.960, 3.961, 3.962, 3.963, 3.964, 3.965, 3.966, 3.967, 3.968, 3.969, 3.970, 3.971, 3.972, 3.973, 3.974, 3.975, 3.976, 3.977, 3.978, 3.979, 3.980, 3.981, 3.982, 3.983, 3.984, 3.985, 3.986, 3.987, 3.988, 3.989, 3.990, 3.991, 3.992, 3.993, 3.994, 3.995, 3.996, 3.997, 3.998, 3.999, 4.000, 4.001, 4.002, 4.003, 4.004, 4.005, 4.006, 4.007, 4.008, 4.009, 4.010, 4.011, 4.012, 4.013, 4.014, 4.015, 4.016, 4.017, 4.018, 4.019, 4.020, 4.021, 4.022, 4.023, 4.024, 4.025, 4.026, 4.027, 4.028, 4.029, 4.030, 4.031, 4.032, 4.033, 4.034, 4.035, 4.036, 4.037, 4.038, 4.039, 4.040, 4.041, 4.042, 4.043, 4.044, 4.045, 4.046, 4.047, 4.048, 4.049, 4.050, 4.051, 4.052, 4.053, 4.054, 4.055, 4.056, 4.057, 4.058, 4.059, 4.060, 4.061, 4.062, 4.063, 4.064, 4.065, 4.066, 4.067, 4.068, 4.069, 4.070, 4.071, 4.072, 4.073, 4.074, 4.075, 4.076, 4.077, 4.078, 4.079, 4.080, 4.081, 4.082, 4.083, 4.084, 4.085, 4.086, 4.087, 4.088, 4.089, 4.090, 4.091, 4.092, 4.093, 4.094, 4.095, 4.096, 4.097, 4.098, 4.099, 4.100, 4.101, 4.102, 4.103, 4.104, 4.105, 4.106, 4.107, 4.108, 4.109, 4.110, 4.111, 4.112, 4.113, 4.114, 4.115, 4.116, 4.117, 4.118, 4.119, 4.120, 4.121, 4.122, 4.123, 4.124, 4.125, 4.126, 4.127, 4.128, 4.129, 4.130, 4.131, 4.132, 4.133, 4.134, 4.135, 4.136, 4.137, 4.138, 4.139, 4.140, 4.141, 4.142, 4.143, 4.144, 4.145, 4.146, 4.147, 4.148, 4.149, 4.150, 4.151, 4.152, 4.153, 4.154, 4.155, 4.156, 4.157, 4.158, 4.159, 4.160, 4.161, 4.162, 4.163, 4.164, 4.165, 4.166, 4.167, 4.168, 4.169, 4.170, 4.171, 4.172, 4.173, 4.174, 4.175, 4.176, 4.177, 4.178, 4.179, 4.180, 4.181, 4.182, 4.183, 4.184, 4.185, 4.186, 4.187, 4.188, 4.189, 4.190, 4.191, 4.192, 4.193, 4.194, 4.195, 4.196, 4.197, 4.198, 4.199, 4.200, 4.201, 4.202, 4.203, 4.204, 4.205, 4.206, 4.207, 4.208, 4.209, 4.210, 4.211, 4.212, 4.213, 4.214, 4.215, 4.216, 4.217, 4.218, 4.219, 4.220, 4.221, 4.222, 4.223, 4.224, 4.225, 4.226, 4.227, 4.228, 4.229, 4.230, 4.231, 4.232, 4.233, 4.234, 4.235, 4.236, 4.237, 4.238, 4.239, 4.240, 4.241, 4.242, 4.243, 4.244, 4.245, 4.246, 4.247, 4.248, 4.249, 4.250, 4.251, 4.252, 4.253, 4.254, 4.255, 4.256, 4.257, 4.258, 4.259, 4.260, 4.261, 4.262, 4.263, 4.264, 4.265, 4.266, 4.267, 4.268, 4.269, 4.270, 4.271, 4.272, 4.273, 4.274, 4.275, 4.276, 4.277, 4.278, 4.279, 4.280, 4.281, 4.282, 4.283, 4.284, 4.285, 4.286, 4.287, 4.288, 4.289, 4.290, 4.291, 4.292, 4.293, 4.294, 4.295, 4.296, 4.297, 4.298, 4.299, 4.300, 4.301, 4.302, 4.303, 4.304, 4.305, 4.306, 4.307, 4.308, 4.309, 4.310, 4.311, 4.312, 4.313, 4.314, 4.315, 4.316, 4.317, 4.318, 4.319, 4.320, 4.321, 4.322, 4.323, 4.324, 4.325, 4.326, 4.327, 4.328, 4.329, 4.330, 4.331, 4.332, 4.333, 4.334, 4.335, 4.336, 4.337, 4.338, 4.339, 4.340, 4.341, 4.342, 4.343, 4.344, 4.345, 4.346, 4.347, 4.348, 4.349, 4.350, 4.351, 4.352, 4.353, 4.354, 4.355, 4.356, 4.357, 4.358, 4.359, 4.360, 4.361, 4.362, 4.363, 4.364, 4.365, 4.366, 4.367, 4.368, 4.369, 4.370, 4.371, 4.372, 4.373, 4.374, 4.375, 4.376, 4.377, 4.378, 4.379, 4.380, 4.381, 4.382, 4.383, 4.384, 4.385, 4.386, 4.387, 4.388, 4.389, 4.390, 4.391, 4.392, 4.393, 4.394, 4.395, 4.396, 4.397, 4.398, 4.399, 4.400, 4.401, 4.402, 4.403, 4.404, 4.405, 4.406, 4.407, 4.408, 4.409, 4.410, 4.411, 4.412, 4.413, 4.414, 4.415, 4.416, 4.417, 4.418, 4.419, 4.420, 4.421, 4.422, 4.423, 4.424, 4.425, 4.426, 4.427, 4.428, 4.429, 4.430, 4.431, 4.432, 4.433, 4.434, 4.435, 4.436, 4.437, 4.438, 4.439, 4.440, 4.441, 4.442, 4.443, 4.444, 4.445, 4.446, 4.447, 4.448, 4.449, 4.450, 4.451, 4.452, 4.453, 4.454, 4.455, 4.456, 4.457, 4.458, 4.459, 4.460, 4.461, 4.462, 4.463, 4.464, 4.465, 4.466, 4.467, 4.468, 4.469, 4.470, 4.471, 4.472, 4.473, 4.474, 4.475, 4.476, 4.477, 4.478, 4.479, 4.480, 4.481, 4.482, 4.483, 4.484, 4.485, 4.486, 4.487, 4.488, 4.489, 4.490, 4.491,

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## CONTRACTOR LETTER

LeRud & Son Inc. Excavation  
4895 Bailey Rd Ne  
Keizer OR 97303  
Oct 19. 2020

Doug Petersen  
Re: 3916 NE Terrace Dr  
Newberg OR 97132

After inspection of existing septic system, we recommend the homeowner tie into the city sewer located adjacent to the property. The current system is not operational at this time due to years of root intrusion and deteriorating pipe. The placement of the house on the property will not allow adequate room for new leach lines to be installed

LeRud & Son Inc. Excavation

CCB# 50194

Roger LeRud 503-931-6605



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## EMAIL FROM YAMHILL COUNT SANITARIAN

**From:** Suzanne Richardson richardsons@co.yamhill.or.us  
**Subject:** RE: Sewer Hardship for 3916 NE Terrace Drive  
**Date:** October 27, 2020 at 8:19 AM  
**To:** Daniel Danicic djd.ylds@gmail.com

Daniel,

Let me know if there is anything specific you need for me to do. In looking at the satellite images I would absolutely agree with the contractor that there is no room for a new drain field. In these cases I certainly support connecting to sewer if it is available.

Suzan

Suzanne Richardson, REHS  
Yamhill County Planning and Development  
Environmental Health Specialist  
[richardsons@co.yamhill.or.us](mailto:richardsons@co.yamhill.or.us)  
(503)434-7516

**From:** Daniel Danicic <djd.ylds@gmail.com>  
**Sent:** Monday, October 26, 2020 10:57 PM  
**To:** Suzanne Richardson <richardsons@co.yamhill.or.us>  
**Subject:** Sewer Hardship for 3916 NE Terrace Drive

[This email originated outside of Yamhill County]

Suzanne,

I would like to request a hardship sanitary sewer connection to the City of Newberg. For the request, I need your support. Please see the attached hardship request for details of the property location and a contractor's assessment.

Thank you.

Daniel Danicic, PE  
Yamhill Land Development Services LLC

PHONE: 503-476-7702  
EMAIL: [djd.ylds@gmail.com](mailto:djd.ylds@gmail.com)

WEBSITE: <http://yamhilllanddevelopmentservices.com>

**PULBIC NOTICE INFORMATION**



## Community Development Department

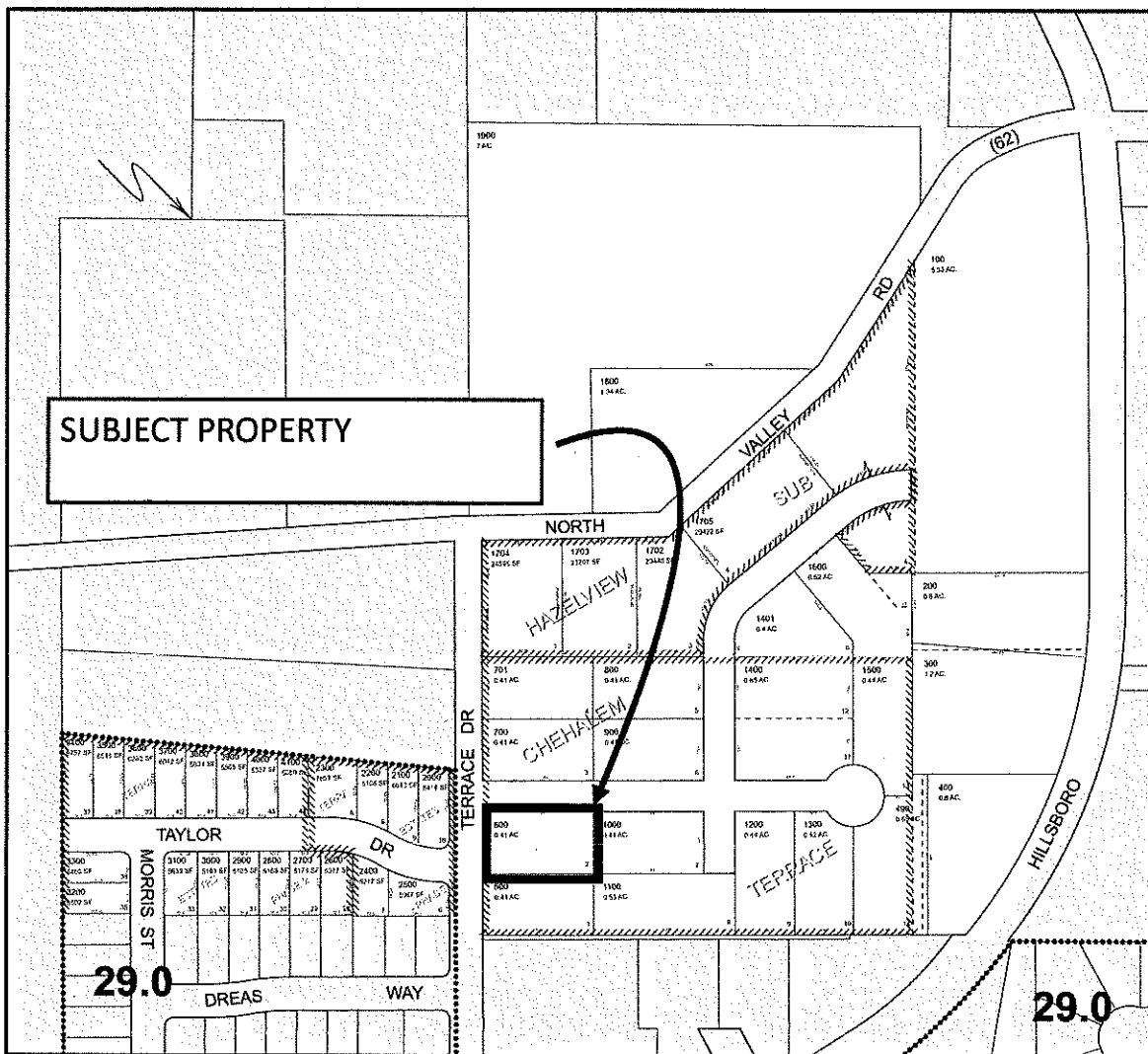
P.O. Box 970 • 414 E First Street • Newberg, Oregon 97132

503-537-1240. Fax 503-537-1272 [www.newbergoregon.gov](http://www.newbergoregon.gov)

### WE WANT YOUR COMMENTS ON A PROPOSED ANNEXATION

A property owner in your neighborhood submitted an application to the City of Newberg to annex the property at 700 Camellia Drive.

You are invited to take part in the City's review of this project by sending in your written comments. You may also request that the Planning Commission hold a hearing on the application. The applicable criteria used to make a decision on this application for preliminary subdivision plan approval are found in Newberg Development Code 15.235.050(A). For more details about giving comments, please see the back of this sheet.



APPLICANT: Yamhill Land Development Services LLC  
TELEPHONE: 503-563-0330

PROPERTY OWNERS: Dolynuik, Karen and Thad  
1313 N. Newall Rd  
Newberg, OR 97132

LOCATION: 700 Camellia DR  
Newberg, OR 97132

TAX LOT NUMBER: Yamhill County Tax Map R3207AA-00600

We are mailing you information about this project because you own land within 500 feet of the proposed new project. We invite you to send any written comments for or against the proposal within 14 days from the date this notice is mailed. You may also request that the Newberg Planning Commission hold a hearing on the application by sending a written request during this 14-day period and identifying the issues you would like the Planning Commission to address.

If you mail your comments to the City, please put the following information on the outside of the envelope:

Written Comments: File \_\_\_\_\_  
City of Newberg  
Community Development  
PO Box 970  
Newberg, OR 97132

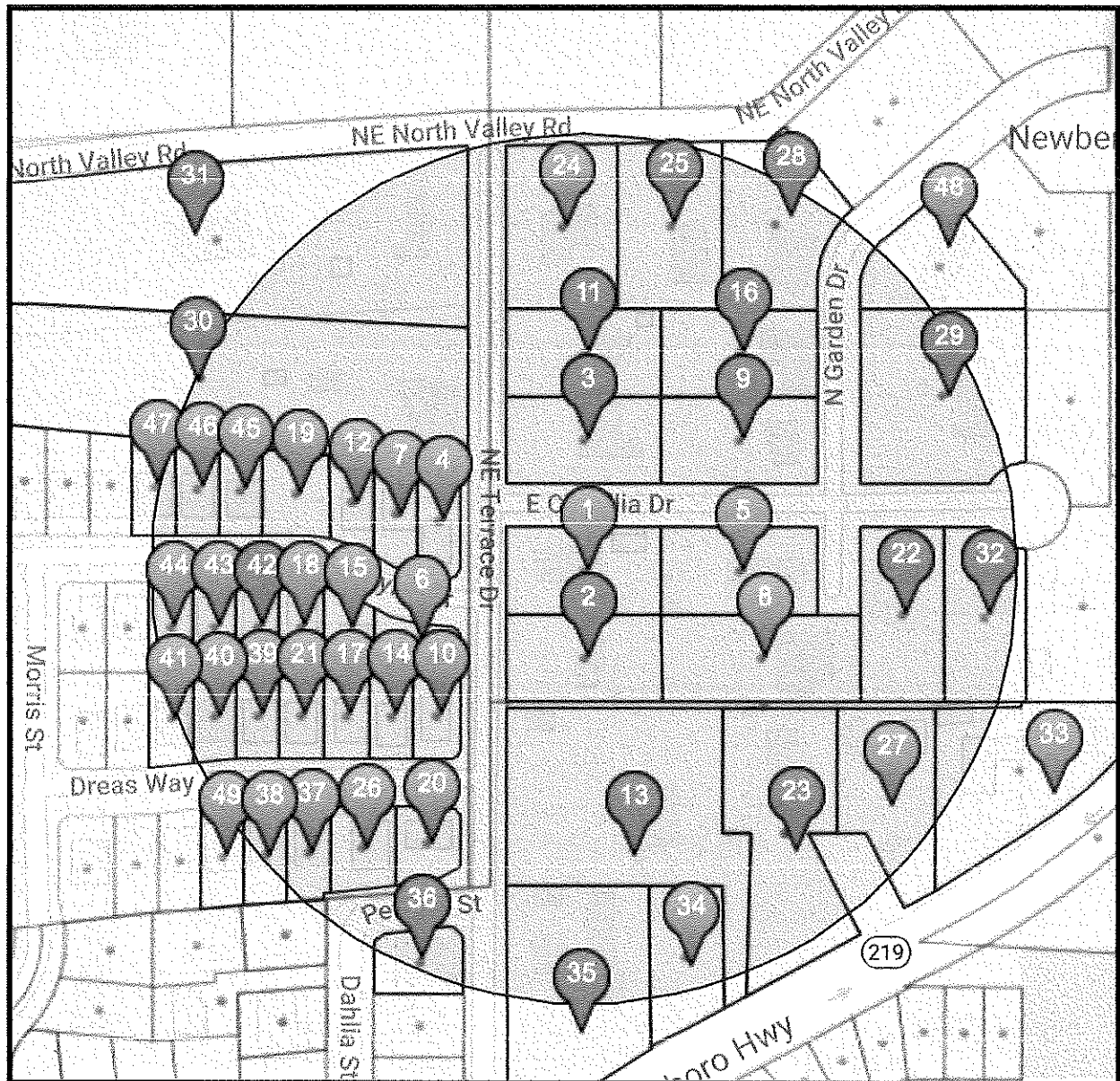
All written comments must be received by 4:30 p.m. on June 2, 2020. Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be submitted to the city in writing before this date. You must include enough detail to enable the decision maker an opportunity to respond. The applicable criteria used to make a decision on this application for preliminary subdivision plan approval are found in Newberg Development Code 15.235.050(A).

You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E. First Street. You can also buy copies of the information for a cost of 25 cents a page. If you have any questions about the project, you can call the Newberg Planning Division at 5033-537-1240.

The Community Development Director will make a decision at the end of a 14-day comment period. If you send in written comments about this project, you will be sent information about any decision made by the City relating to this project.

Date Mailed: \_\_\_\_\_

## Mailing List Map and Lables



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